

Mayor's Infrastructure Finance Committee

Policy Recommendation from Jon Carlson

April 24, 2003

To create more improved land for development, the Comprehensive Plan calls for more miles of streets and more miles of water and sewer lines than is necessary to accommodate the projected population growth of 1.5%. This will increase taxes and utility fees. Public officials should carefully weigh the balance between:

- (1) Increasing taxes and utility fees beyond what is necessary to accommodate 1.5% population growth, and
- (2) Creating more improved land for development assuming that competition will decrease building lot prices.